

# Memorandum



**Date:** (Public Hearing 4-18-06)  
November 21, 2005

Special Item No. 1

**To:** Honorable Chairman Joe A. Martinez  
and Members, Board of County Commissioners

**From:** George M. Burgess  
County Manager

A handwritten signature in black ink, appearing to read "Burgess", written over the printed name of George M. Burgess.

**Subject:** Ordinance Acting Upon April 2005 Amendments to the Comprehensive Development Master Plan

## **RECOMMENDATION**

It is recommended that the Board adopt the attached ordinance, which provides for the Board to adopt, adopt with change, not adopt, or deny pending April 2005 cycle applications to amend the Comprehensive Development Master Plan (CDMP) Land Use Plan map. It is recommended that first reading occur at the conclusion of the public hearing scheduled for November 21, 2005, to address transmittal of the referenced applications to the Florida Department of Community Affairs (DCA) for review and comment. It is further recommended that final action be taken on the ordinance at the conclusion of the CDMP public hearing that will be scheduled for April 2006.

## **BACKGROUND**

The attached ordinance provides for action on the April 2005-cycle cycle applications requesting 18 standard (non-small-scale) amendments to the Comprehensive Development Master Plan (Applications No. 1, 3, 4, 5, 6, 7, 10, 11, 13, 15, 17, 18, 22, 23, 24, 25, 26 and 27), and it provides for final action on any of the eight small-scale amendments (Applications No. 2, 8, 9, 12, 16, 19, 20 and 21) on which final action is not taken at the scheduled November 21, 2005 public hearing and which the Board elects to transmit to DCA for further review. The applicant's representative lawfully withdrew Application No. 14 by letter dated September 14, 2005.

This ordinance requests review and comment by DCA on all transmitted applications. It is estimated that DCA comments on the applications will be returned to the County in February 2006. The County is required to take final action on transmitted applications within 60 days after receipt of DCA comments. The Department of Planning and Zoning may issue revised recommendations, and the Planning Advisory Board (Local Planning Agency) may conduct a second public hearing and may issue revised recommendations between the time DCA issues comments and the Board conducts its final hearing. By approving this ordinance on first reading, the Board of County Commissioners is in a position to conduct a public hearing and take final action on the applications after receipt of comments from DCA.

## **ORDINANCE FORMAT**

The ordinance follows the same format used in previous CDMP amendment cycles. That is, it contains blank spaces to record your action on each request contained in each application. After the Board adopts individual entries indicating its action on each application, the Board will take action adopting the Ordinance in its entirety, incorporating the foregoing entries. A minimum of seven affirmative votes is required by County Code to amend the CDMP and nine votes to extend the Urban Development Boundary (UDB).

## **HOUSING IMPACT**

Of the 23 proposed applications to amend the Land Use Plan (LUP) Map in Miami-Dade County, 22 applications will impact housing by either increasing or decreasing the potential supply. Application Nos. 1, 2, 3, 4, 8, 10, 13, 16, 17, and 22 will definitely increase the supply of housing. The total net increase in potential supply will be 6,556 units countywide based on the original applications. However, covenants are being proposed for Applications Nos. 17 and 23 that will lessen the increase in housing supply. In addition, covenants are being proposed for Applications Nos. 9, 12, 21 and 24 that will restrict the use of application sites to non-residential development. Based on the fact that the yearly estimate by the DP & Z of the housing need is 12,372 units, the cumulative addition of 6,556 units from the proposed amendments will add a few months to the supply of housing.

## FISCAL IMPACT

Based on the information provided by service agencies, the fiscal impacts of the proposed land use changes vary based on the type of request and location. The proposals involving non-residential development impact fewer services than the proposals for residential development.

The Miami-Dade County Public Schools Board limits its impact reviews to the proposals for residential development or those that may allow residential development. The school impact assessments indicate that Applications No. 1, 2, 3, 4, 8, 9, 10, 11, 13, 15, 16, 17, 18, 19, 20, 21, 22, and 23 will potentially result in a total of additional 3,191 students with Applications No. 10, 13, 17, and 22 each generating over 300 students. The annual operating costs are \$4,034,184 for Application No. 10, \$2,017,092 for Application No. 13, \$3,235,206 for Application No. 17 and \$1,990,896 for Application No. 22. The potential capital costs for the additional students are \$9,934,834 for Application No. 10, \$4,963,903 for Application No. 13, \$7,964,360 for Application No. 17 and \$4,996,416 for Application No. 22.

The Miami-Dade Water and Sewer Department (WASD) has estimated the fiscal impacts for providing public water and sewer. WASD has determined for each application site the impact and connection fees as well as annual operations and maintenance costs, which can be found in the "Initial Recommendations" report dated August 25, 2005, in a table titled "Impact Fees Paid by Developer", on page 4-3. WASD also provided in a table titled "Water & Sewer Impacts in Public Right-of-Ways" on pages 4-4 and 4-5 of this report, the cost estimates for water and sewer line extensions, manholes and public pump stations for the application sites within its jurisdiction. Applications No. 2 (for water only), 3, 5, 23 and 24 are not served by WASA but are located within the service areas of municipal utilities.

With respect to fire and rescue service impact analysis, Applications Nos. 1, 2, 6, 8, 10 and 13 will have positive impacts while the remaining applications will have negative impacts. Please refer to Chapter 4 of the "Initial Recommendations" report for the details.

## ECONOMIC ANALYSIS

### 1. Economic impact of the ordinance on the County's budget:

There will be no impact on the County's budget in terms of Department of Planning and Zoning budgeting, staffing or operating expenses. This ordinance, however, does amend the Comprehensive Development Master Plan (CDMP), which is the County's official guide for managing countywide growth, and development. In this regard, the ordinance may indirectly impact the County's budget through amendments that affect the County's land use patterns and its provision of services and facilities. Capital and operating unit costs for public facilities and services can be lessened through promotion of efficient land use patterns. Higher density

contiguous development is relatively more efficiently served than low-density or scattered development. In general, the CDMP is aimed at achieving this result.

2. Economic impact of the ordinance on the private sector:

Approval of the ordinance will have an insignificant impact on the private sector. Certain applications to amend the Land Use Element could increase the value of affected land parcels. In a countywide sense, however, the economic outlook will remain essentially unchanged by enactment of this ordinance.

3. Effect of the ordinance on public or private employment:

Adoption of this ordinance will have no significant impact on projected employment for the County as a whole, or in any statistical subdivision.

4. Costs and benefits, both direct and indirect, of establishing and maintaining the program set forth in the ordinance:

See response to item 1 on this page.

5. Whether the ordinance is necessary to enable the County to obtain state or federal grants or other financing:

No.

6. Whether another ordinance which is already in existence should be repealed or amended:

No.

7. Whether the creation of a new ordinance is the best method of achieving the benefit derived:

Section 2.116.1, Code of Miami-Dade County, and Section 163.3184(15), Florida Statutes, provide that the CDMP may be amended only by ordinance.



Assistant County Manager



# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Joe A. Martinez  
and Members, Board of County Commissioners

**DATE:** April 18, 2006

**FROM:** Murray A. Greenberg  
County Attorney

**SUBJECT:** Special Item No. 1

Please note any items checked.

- ☐ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Bid waiver requiring County Manager's written recommendation
- ☐ Ordinance creating a new board requires detailed County Manager's report for public hearing
- ☐ Housekeeping item (no policy decision required)
- ☒ No committee review

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Special Item No. 1  
4-18-06

ORDINANCE NO. \_\_\_\_\_

ORDINANCE RELATING TO MIAMI-DADE COUNTY  
COMPREHENSIVE DEVELOPMENT MASTER PLAN;  
PROVIDING DISPOSITION OF APPLICATIONS FILED IN  
APRIL 2005 CYCLE TO AMEND, MODIFY, ADD TO OR  
CHANGE COMPREHENSIVE DEVELOPMENT MASTER  
PLAN; PROVIDING SEVERABILITY, EXCLUSION FROM  
THE CODE AND AN EFFECTIVE DATE

WHEREAS, this Board has provided a procedure (codified as Section 2-116.1 of the Code of Miami-Dade County, Florida) to amend, modify, add to or change the Miami-Dade County Comprehensive Development Master Plan (CDMP); and

WHEREAS, Miami-Dade County's procedures reflect and comply with the procedures for adopting or amending local comprehensive plans as set forth in Section 163, Part II, Florida Statutes; and

WHEREAS, twenty-seven (27) CDMP amendment applications, nine (9) small scale and eighteen (18) standard, were filed by private parties and the Miami-Dade County Department of Planning and Zoning (DP&Z) on or before April 30, 2005, and are contained in the document titled " April 2005 Cycle Applications to Amend the Comprehensive Development Master Plan" dated June 5, 20005 with Errata; and

WHEREAS, small-scale Application No. 14 was lawfully withdrawn by letter dated September 14, 2005 from the applicant's representative; and

WHEREAS, standard Application No. 3 was partially withdrawn by the applicant by letters dated August 19, 2005 and November 3, 2005; and

WHEREAS, small-scale Application No. 8 was partially withdrawn by the applicant by letter dated August 2, 2005; and

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WHEREAS, standard Application No. 15 was partially withdrawn by the applicant by letter dated October 3, 2005; and

WHEREAS, standard Application No. 17 was partially withdrawn by the applicant by letters dated September 30, 2005 and October 28, 2005 and Part 3 of the application was revised by letter dated September 2, 2005; and

WHEREAS, the total number of the proposed small scale amendments has been reduced to eight (8) following the withdrawal of Application No. 14 referenced above; and

WHEREAS, the Department of Planning and Zoning has published its initial recommendations addressing the referenced Applications in the report titled "Initial Recommendations April 2005 Applications to Amend the Comprehensive Development Master Plan" dated August 25, 2005; and

WHEREAS, due to Hurricane Wilma, a State of Local Emergency was declared pursuant to Section 252.78(3)(a), Florida Statutes, for the entire period from October 22, 2005 through November 5, 2005, and in accordance with that Declaration, and due to the conditions that gave rise to it, the Planning Advisory Board did not conduct a hearing on the referenced Applications in October 2005 but rather conducted the hearing in November 2005; and

WHEREAS, affected Community Councils, the Planning Advisory Board, and the Department of Planning and Zoning have acted in accordance with the applicable State and County procedures and have accepted applications, held public hearings and issued recommendations for disposition of the small-scale amendment requests; and

WHEREAS, on November 21, 2005, this board, by Resolution, instructed the County Manager to transmit certain applications to the Florida Department of Community Affairs (DCA) pursuant to Section 163.3184(3), F.S.; and

WHEREAS, the DCA reviewed certain applications at the request of this Board and has transmitted written comments pursuant to Section 163.3184 (6)(c), F.S.; and

WHEREAS, the Board of County Commissioners must take final action to Adopt, Adopt With Change or Not Adopt amendment applications not later than sixty (60) days after receipt of written comments from the DCA addressing the application(s); and

WHEREAS, all existing lawful uses and zoning in effect prior to a CDMP amendment are deemed to remain consistent with the CDMP as amended unless the Board of County Commissioners, in conjunction with a particular zoning action, finds such preexisting zoning or uses to be inconsistent with the CDMP based upon a planning study addressing the criteria set forth in the CDMP; and

WHEREAS, the approval of an amendment to the CDMP does not assure favorable action upon any application for zoning or other land use approval but is part of the overall land use policies of the County; and

WHEREAS, any application for zoning or other land use approval involves the application of the County's overall land use policies to the particular request under consideration; and

WHEREAS, the County's overall land use policies include, but are not limited to, the CDMP in its entirety and the County's land development regulations; and

WHEREAS, this Board has conducted the public hearings required by the referenced procedures preparatory to enactment of this ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:

Section 1. All matters set forth in the preamble are found to be true and are hereby incorporated by reference as if set forth verbatim and adopted.

Section 2. Notwithstanding the requirement in Section 2-116.1, Code of Miami-Dade County, that the Planning Advisory Board conduct a public hearing in October following the April filing period, all statutory and code provisions requiring that the Planning Advisory Board review and make recommendations to this Board concerning the Applications shall be satisfied by the Planning Advisory Board's hearing in November 2005, due to the State of Local Emergency declared and in effect from October 22, 2005 through November 5, 2005, as a result of Hurricane Wilma.

Section 3. This Board hereby desires to take further action on the pending amendment applications filed for review during the April 2005 cycle for amendments, modifications, additions, or changes to the Miami-Dade County CDMP as follows:

Application Number	Applicant/Representative Location (Size) REQUESTED CHANGE TO THE CDMP LAND USE PLAN MAP, POLICIES OR TEXT	Final Commission Action
1	46 ACRES, LLC / Mr. Juan J. Mayol, Jr., Esq. Change 26.13 gross acres located on the southside of NE 215 Street approximately 900 feet east of San Simeon Way From: Industrial and Office To: Low-Medium Density Residential (5 to 13 DU/Ac) Standard Amendment	
2	AKOUKA LLC / Stanley B. Price, Esq. and William W. Riley, Esq. Change 2.98 gross acres located on the east side of Memorial Highway at theoretical NE 145 Street From: Low Density Residential (2.5 to 6 DU/Ac) To: Low-Medium Density Residential (5 to 13 DU/Ac) Small-Scale Amendment	



Application Number	Applicant/Representative Location (Size) REQUESTED CHANGE TO THE CDMP LAND USE PLAN MAP, POLICIES OR TEXT	Final Commission Action
3	<p>Dynamic Biscayne Shores Associates, Inc. / Jeffrey Bercow, Esq. and Michael Larkin, Esq.</p> <p>Change a total of 21.54 gross acres involving 5 parcels located on the west side of Biscayne Boulevard to NE 13 Avenue between NE 112 and NE 115 Streets. (Revised by partial withdrawal requests received August 19, 2005 and November 3, 2005 to a total of 16.88 acres.)</p> <p style="text-align: center;"><i>Parcel A (1.12 acres)</i></p> <p>From: Low Density Residential (2.5 to 6 DU/Ac) To: Medium Density Residential (13 to 25 DU/Ac)</p> <p style="text-align: center;"><i>Parcel B (2.78 acres)</i></p> <p>From: Low-Medium Density Residential (5 to 13 DU/Ac) To: Medium Density Residential (13 to 25 DU/Ac)</p> <p style="text-align: center;"><i>Parcel C (1.89 acres)</i></p> <p>From: Low-Medium Density Residential (5 to 13 DU/Ac) To: Medium Density Residential (13 to 25 DU/Ac)</p> <p style="text-align: center;"><i>Parcel D (2.97 acres)</i></p> <p style="text-align: center;"><i>(Originally 2.97 acres, revised by partial withdrawal request received November 3, 2005 to a total of 1.73 acres)</i></p> <p>From: Low-Medium Density Residential (5 to 13 DU/Ac) &amp; Business and Office To: Medium Density Residential (13 to 25 DU/Ac)</p> <p style="text-align: center;"><i>Parcel E (12.78 acres)</i></p> <p style="text-align: center;"><i>(Originally 12.78 acres, revised by partial withdrawal request received August 19, 2005 to a total of 9.36 acres)</i></p> <p>From: Low-Medium Density Residential (5 to 13 DU/Ac) &amp; Business and Office To: Business And Office</p> <p>Standard Amendment</p>	
4	<p>Liberty Investment, Inc. / Michael W. Larkin, Esq. and Graham Penn, Esq.</p> <p>Change 27.6 gross acres generally located between NW 12 Avenue and NW 9 Avenue, and between NW 95 Terrace and NW 99 Street</p> <p style="text-align: center;"><i>Parcels A, C, D, &amp; E:</i></p> <p>From: Low-Medium Density Residential (5 to 13 DU/Ac) To: Medium Density Residential (13 to 25 DU/Ac) and</p> <p style="text-align: center;"><i>Parcel B:</i></p> <p>From: Low-Medium Density Residential (5 to 13 DU/Ac) To: Medium-High Density Residential (25 to 60 DU/Ac)</p> <p>Standard Amendment</p>	
5	<p>City of Hialeah / Augusto E. Maxwell, Esq.</p> <p>Change 793.8 gross acres located between NW 97 Avenue and the Homestead Extension of the Florida Turnpike (HEFT) and between NW 154 Street and NW 170 Street</p> <p>1) Extend the 2005 Urban Development Boundary UDB) to encompass the application area</p> <p>2) Change to "Open Land Subareas" map and related text in the Land Use Element to exclude the subject area.</p> <p>3) From: Open Land To: Industrial and Office</p> <p>Standard Amendment</p>	

Application Number	Applicant/Representative Location (Size) REQUESTED CHANGE TO THE CDMP LAND USE PLAN MAP, POLICIES OR TEXT	Final Commission Action
6	Doral West Commerce Park, LLC / Felix M. Lasarte, Esq. Change 2.5 gross acres located west of the Turnpike (HEFT) and east of NW 122 Avenue at approximately theoretical NW 22 Street From: Open Land To: Restricted Industrial and Office and extend the UDB to encompass the subject area Standard Amendment	
7	Lowe's Home Centers, Inc. / Juan J. Mayol, Jr., Esq. and Richard A. Perez, Esq. Change 21.6 gross acres located at the northwest corner of theoretical SW 138 Avenue and north of the Tamiami Canal along SW 8 Street From: Open Land To: Business And Office and extend the UDB to encompass the subject area. Standard Amendment	
8	PMBC Homes at Gables Edge LLC / Gilberto Pastoriza, Esq. Change 1.96 gross acres located south of SW 8 Street and west of SW 42 Avenue <i>Parcel A (0.76 acres)</i> From: Low Density Residential (2.5 to 6 DU/Ac) To: Business and Office (Parcel A has been withdrawn by letter dated August 2, 2005.) <i>Parcel B (1.20 acres)</i> From: Low Density Residential (2.5 to 6 DU/Ac) To: Medium Density Residential (13 to 25 DU/Ac) Small-Scale Amendment	
9	Eduardo Reyes / Juan J. Mayol, Jr., Esq. and Ines Marrreo-Priegues, Esq. Change 1.41 gross acres located between SW 38 Street and Bird Road (SW 40 Street), and between SW 84 Avenue and theoretical SW 85 Avenue. From: Business and Office and Low Density Residential (2.5 to 6 DU/Ac) To: Business and Office Small-Scale Amendment	
10	Newest Kendall, LLC / Simon Ferro, Esq. Change 193.24 gross acres located at the northwest corner of SW 88 Street and SW 167 Avenue From: Agriculture To: Low Density Residential (2.5 to 6 DU/Ac) and extend the UDB to encompass the subject area. Standard Amendment	

Application Number	Applicant/Representative Location (Size) REQUESTED CHANGE TO THE CDMP LAND USE PLAN MAP, POLICIES OR TEXT	Final Commission Action
11	David Brown, Steven Brown, & Victor Brown / Chad Williard, Esq. Change 42.6 gross acres located on the south side of N Kendall Drive (SW 88 Street) west of SW 167 Avenue <i>Part A (29.44 acres)</i> From: Agriculture To: Business and Office <i>Part B (9.06 acres)</i> From: Agriculture To: Office/Residential and extend the UDB to encompass the subject area Standard Amendment	
12	Vanguardian Village, LLP/ Felix M. Lasarte, Esq. Change 4.0 gross acres located at the northeast corner of SW 127 Avenue and SW 104 Street From: Estate Density Residential (1 to 2.5 DU/Ac) To: Office/Residential Small-Scale Amendment	
13	Shoma IX, Inc. a Florida corporation / Stanley B. Price, Esq. and Brian S. Adler, Esq. Change 81.61 gross acres located at the southeast corner of SW 104 Street and SW 167 Avenue From: Agriculture To: Low Density Residential (2.5 to 6 DU/Ac) and extend the UDB to encompass the subject area. Standard Amendment	
14	London Square, LLC / Jeffrey Bercow, Esq. and Graham Penn, Esq. Approximately 660 feet east of SW 137 Avenue and north of SW 124 Street From: Industrial And Office To: Business And Office Small-Scale Amendment	Withdrawn
15	Pasadena Capital, Inc. / Stanley B. Price, Esq., Brian S. Adler, Esq. and Alexandra L. Deas, Esq. Change 24.02 gross acres located at the northwest corner of SW 147 Avenue and SW 184 Street, lying southeast of the CSX Railroad ROW. (Revised by partial withdrawal to 10 net acres by letter received October 3, 2005.) From: Low Density Residential (2.5 to 6 DU/Ac) To: Business and Office Standard Amendment	

Application Number	Applicant/Representative Location (Size) REQUESTED CHANGE TO THE CDMP LAND USE PLAN MAP, POLICIES OR TEXT	Final Commission Action
16	<p>EBP Parcel 1, LLC; EBP Parcel 3, LLC; Ryder Investments, LLC; and West Perrine CDC, Inc. / Gilberto Pastoriza, Esq. Change 7.51 gross acres located east and west of Homestead Avenue between SW 184 and SW 186 Streets</p> <p style="text-align: center;"><i>Part A- Parcels 1 and 2</i></p> <p>From: Industrial and Office To: Business and Office</p> <p style="text-align: center;"><i>Part B - Parcel 3</i></p> <p>From: Industrial and Office To: Medium Density Residential (13 to 25 DU/Ac) w/ DI-1 (Density Incr. of one category with good urban design) Small-Scale Amendment</p>	
17	<p>Eureka Palms Partnership, LLLP / Jeffrey Bercow, Esq. and Melissa Tapanes Llahues, Esq. Change 305.45 gross acres located at the NW, SE and SW corners of SW 184 Street and SW 157 Avenue. (Revised by partial withdrawal request to a total of 260.99 gross acres by letters dated September 30, 2005 and October 28, 2005)</p> <p>1) Extend the 2005 Urban Development Boundary to encompass the application area.</p> <p>2) <i>Part A (295.45 Acres)</i> From: Agriculture To: Estate Density Residential (1 to 2.5 DU/Ac) (Originally 295.45 gross acres, but revised by partial withdrawal to a total of 250.99 gross acres by letters received September 30, 2005 and October 28, 2005) <i>Part B (10 Acres)</i> From: Agriculture To: Business And Office</p> <p>3) Revise existing Land Use Policy 8H (i)(c) by removing an area south of SW 184 Street from the list of areas not to be considered for UDB expansion. A letter dated September 2, 2005 amended this request by adding the following to the list: "c) The Redland area south of C-102 Canal right-of-way, west of SW 162 Avenue, southeast of the Seaboard Airline Railroad right-of-way, and east of theoretical SW 154 Avenue (east line of west one half of the northwest one quarter of Section 4-56-39)." Standard Amendment</p>	
18	<p>GCF Investments, Inc./ Juan J. Mayol, Jr., Esq., and Stephen M. James, Esq. Change 35.61 gross acres located on the eastside of Old Cutler Road between SW 208 and SW 212 Streets From: Low Density Residential (2.5 to 6.0 DU/Ac) To: Business and Office Standard Amendment</p>	

Application Number	Applicant/Representative Location (Size) REQUESTED CHANGE TO THE CDMP LAND USE PLAN MAP, POLICIES OR TEXT	Final Commission Action
19	Pinto Realty Company / Chad Williard, Esq. Change 1.8 gross acres located at the northeast corner of SW 216 Street and SW 99 Avenue From: Low Density Residential (2.5 to 6 DU/Ac) To: Business and Office Small-Scale Amendment	
20	J. L. Brown Development Corporation / James L. Brown, Sr. Change 3.08 gross acres located at the northwest corner of SW 112 Avenue and SW 216 Street From: Medium Density Residential (13 to 25 DU/Ac) To: Business and Office Small-Scale Amendment	
21	Kaza 112 Property Corporation / Andy Zitman Change 0.91 gross acres located at the southeast corner of SW 112 Avenue and SW 224 Street From: Low Density Residential (2.5 to 6 DU/Ac) To: Business and Office Small-Scale Amendment	
22	Princeton Land Investments, LLC / Jeffrey Bercow, Esq., and Graham Penn, Esq. Change 58.51 gross acres located at the northwest and southeast corners of SW 127 Avenue and SW 240 Street <i>Parcel A (38.32 Acres)</i> From: Low Density Residential (2.5 to 6 DU/Ac) To: Medium Density Residential (13 to 25 DU/Ac) <i>Parcel B (20.19 Acres)</i> From: Low Density Residential (2.5 to 6 DU/Ac) To: Low-Medium Density Residential (5 to 13 DU/Ac) Standard Amendment	
23	Barry M. Brant, as Trustee of the Homestead 312-137 Land Trust (as to Parcel 1 and Parcel 2)/ Miguel Diaz De la Portilla, Esq. Change 72.417 gross acres located at the southwest corner of SW 312 Street and SW 137 Avenue From: Agriculture To: Business and Office and extend the UDB to encompass the subject area Standard Amendment	
24	Pedro Talamas, Juan J. Valdes, & Nadia A. Valdes / Stanley B. Price, Esq. Change 14.71 gross acres located at the southeast corner of SW 142 Avenue and SW 312 Street From: Agriculture To: Business And Office and extend the UDB to encompass the subject area Standard Amendment	

Application Number	Applicant/Representative Location (Size) REQUESTED CHANGE TO THE CDMP LAND USE PLAN MAP, POLICIES OR TEXT	Final Commission Action
25	Builders Association of South Florida & Latin Builders Association/ Richard Horton and Gus Gil LAND USE ELEMENT To revise Policy 8G Standard Amendment	
26	Miami-Dade County Department of Planning and Zoning / Diane O'Quinn Williams, Director To revise the legend on the adopted 2005 and 2015 Land Use Plan map to provide for further refinement of the urban center boundaries Standard Amendment	
27	Miami-Dade County Department of Planning and Zoning / Diane O'Quinn Williams, Director CAPITAL IMPROVEMENTS ELEMENT Tables of Proposed Projects. Modify the following currently adopted tables as indicated in the application and related information: Table 2, Aviation; Table 3, Coastal Management; Table 4, Conservation; Table 5, Drainage; Table 6, Park and Recreation; Table 7, Seaport; Table 8, Sewer Facilities; Table 9, Solid Waste Management; Table 10, Traffic Circulation; Table 11, Mass Transit; and Table 12, Water Facilities. Standard Amendment	

Section 4. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected thereby. If any application, or portion of an application is found to be not in compliance pursuant to Section 163.3184, F.S., the remainder of the application subject to such a finding, and the remaining applications adopted by this ordinance shall not be affected thereby.

Section 5. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance shall be excluded from the Code of Miami-Dade County, Florida.

Section 6. This ordinance (overall amendment) shall become effective ten (10) days after the date of enactment, unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board, however, the effective date of any individual plan amendment included within the overall amendment shall be in accordance with the following language which is included at the request of the Florida DCA without any admission by Miami-Dade County of

the authority of the DCA or any other governmental entity to request or require such language: "The effective date of any [individual] plan amendment approved by this ordinance [and included within the overall amendment] shall be the date a final order is issued by the DCA or Administration Commission finding the [individual] amendment in compliance in accordance with Section 163.3184(1)(b), Florida Statutes, whichever occurs earlier. No development orders, development permits, or land uses dependent on such [individual] amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this [individual] amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be filed with the Clerk of the Board and sent to the Department of Community Affairs, Division of Resource Planning and Management, Plan Processing Team. The Department's notice of intent to find a plan amendment in compliance shall be deemed to be a final order if no timely petition challenging the amendment is filed."

PASSED AND ADOPTED:

Approved by County Attorney as  
to form and legal sufficiency:



Prepared by:



Joni Armstrong Coffey